098.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,105,300 / 1,105,300
					USE VALUE:	1,105,300 / 1,105,300
					ASSESSED:	1,105,300 / 1,105,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUTCHINSON TODD A
Owner 2:	JAKUBIAK ELENA J
Owner 3:	
Street 1:	6 MORNINGSIDE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TOPJIAN DIANA -
Owner 2:	-
Street 1:	6 MORNINGSIDE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 14,909 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2686 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14909.000	498,200		607,100	1,105,300
Total Card	0.342	498,200		607,100	1,105,300
Total Parcel	0.342	498,200		607,100	1,105,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.44 | /Parcel: 411.4

Legal Description

User Acct 64021

GIS Ref

GIS Ref

Insp Date 10/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 098.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	497,800	0	14,909.	607,100	1,104,900	1,104,900	Year End Roll	12/18/2019
2019	101	FV	395,300	0	14,909.	607,100	1,002,400	1,002,400	Year End Roll	1/3/2019
2018	101	FV	395,300	0	14,909.	520,400	915,700	915,700	Year End Roll	12/20/2017
2017	101	FV	395,300	0	14,909.	485,700	881,000	881,000	Year End Roll	1/3/2017
2016	101	FV	395,300	0	14,909.	416,300	811,600	811,600	Year End	1/4/2016
2015	101	FV	366,700	0	14,909.	372,900	739,600	739,600	Year End Roll	12/11/2014
2014	101	FV	366,700	0	14,909.	345,200	711,900	711,900	Year End Roll	12/16/2013
2013	101	FV	307,000	0	14,909.	329,100	636,100	636,100		12/13/2012

!7979!

PRINT

Date	Time
12/10/20	22:34:27

LAST REV

Date	Time
05/07/19	15:13:44

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7979

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOPJIAN DIANA,	1390-116		9/29/2010		655,000	No	No		
	826-32		10/3/1972		45,000	No	No		A

USER DEFINED

Prior Id # 1:	64021
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	1999
LandReason:	Add
BldReason:	CM
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/27/2017	1682	Add Bath	41,000	C				
8/23/2012	1057	Manual	5,000					3.5 TON A/C SYSTEM
6/6/2012	714	Dormers	109,100					2 DORMERS / BEDROO
2/7/1994	26		15,000					REM/KIT/BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	MEAS&NOTICE	CC	Chris C
5/5/2014	External Ins	PC	PHIL C
6/12/2013	Info Fm Prmt	BR	B Rossignol
7/19/2012	Info Fm Prmt	BR	B Rossignol
2/13/2009	Meas/Inspect	163	PATRIOT
11/15/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	264	PATRIOT
8/1/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14909		Sq. Ft.	Site		0	70.	0.58	4									607,090						607,100	

Total AC/HA: 0.34226 | Total SF/SM: 14909 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 607,090 | Spl Credit | Total: 607,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.09948623
Const Adj.:	1.01455247
Adj $ / SQ:	117.126
Other Features:	123942
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	522175
Depreciation:	24020
Depreciated Total:	498155

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

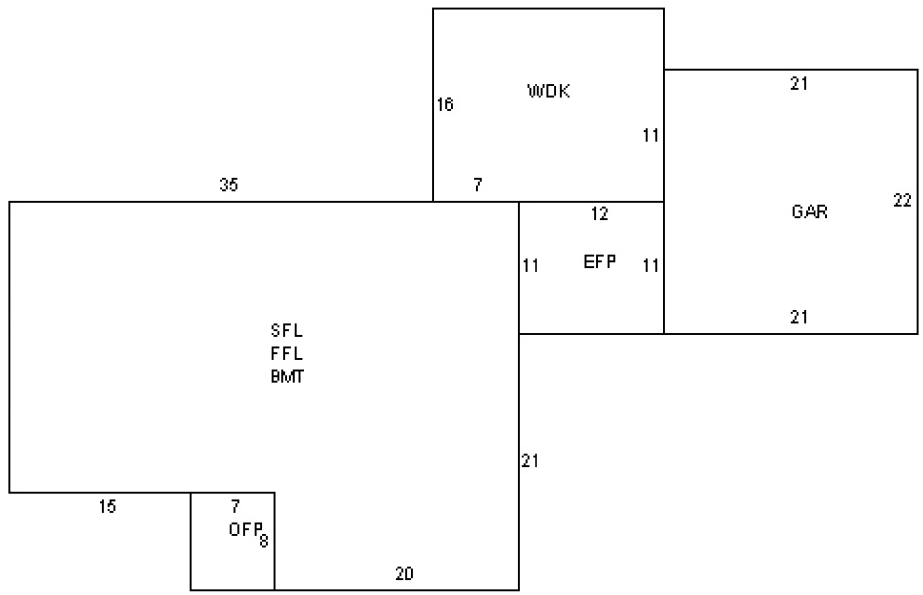
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.84
Special Features:	0	Val/Su Net:	111.75
Final Total:	498200	Val/Su SzAd	213.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,168	47.790	55,816
FFL	First Floor	1,168	117.130	136,803
SFL	Second Floor	1,168	117.130	136,803
GAR	Garage	462	20.710	9,567
WDK	Deck	304	9.420	2,865
EFP	Enclos Porch	132	48.550	6,408
OFP	Open Porch	56	44.640	2,500
	Net Sketched Area:	4,458	Total:	350,762
Size Ad	2336	Gross Are	4458	FinArea 2686

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 098.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	